

*Metro*  
OKLAHOMA CITY

2022 YEAR-END RETAIL REPORT



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# 2022 YEAR-END RETAIL MARKET REPORT

## The Retail Market

The year in retail was surprisingly good given the negativity in the market. In a recent presentation for TCN, real estate economist Mark Dotzour laid out a pessimistic view of the economy and outlook for 2023. To paraphrase, Mark said that we were just at the beginning of inflation and the pain necessary to control it, that interest rates would continue to rise, that China's problems were just beginning and that we were in for an extended downturn. So why was 2022 so good and why do we see hope in 2023?

The 2022 part is easy. The market saw very little new construction and consumers, although slightly less confident, still had significantly more money to spend than they did before the pandemic. With inflation and growing economic concerns, what people are spending money on has changed... more staples and necessities... but they are still spending. As a result, virtually every metro submarket saw improvement in their occupancy. Several large long empty spaces were filled as well as some small in-line vacancy. The result was an increase in overall market occupancy from 89.9 percent at the beginning of the year to 91.7 percent at year-end.

Some modest optimism for 2023 is a bit harder to justify given rising interest rates, world uncertainty and the potential for recession. But, we can make the argument that consumers still have money to spend and that Oklahoma City may end up with a competitive advantage to some other parts of the country because we weren't hurt as much by the pandemic and we typically (boy, I hope this is true) aren't hurt as much by national recessions. It should also be pointed out that consumers aren't the only ones with a little change in their pockets; investors and lenders are flush with funds, a rising percentage of which is gravitating toward real estate.

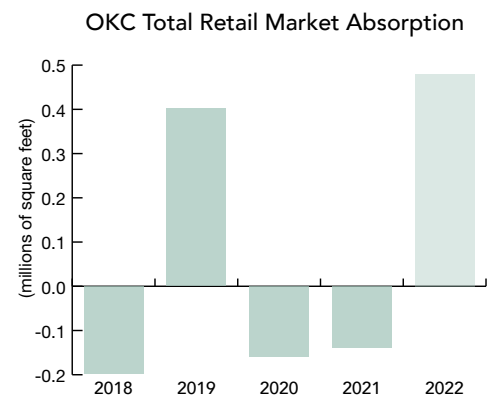
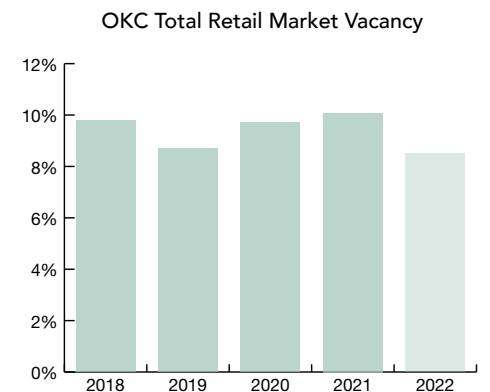
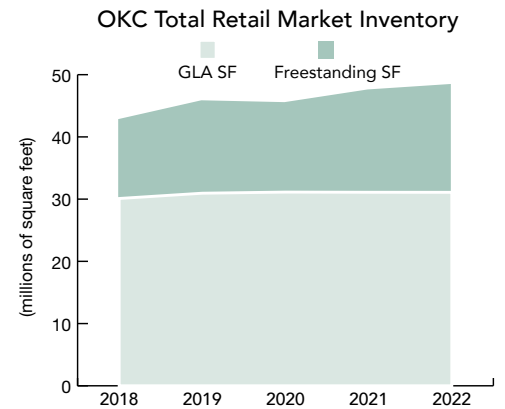
Optimism can also be seen by the number of new to market retailers, highlighted by Oak's recent announcement of Restoration Hardware, Arhaus and Capital Grille. Bar K at the river and Living Spaces on Memorial are two more great examples. It really is pretty amazing that Oklahoma City is getting a Restoration Hardware with a restaurant on the roof.

Even better news is that there are several more name concepts looking for locations here right now – restaurants, entertainment venues, and retailers that you know and love in other markets. Not surprisingly, most don't like to be outed while they are still looking. It's probably easier to say where. The next phase of both Oak & Chisholm Creek will be prime locations. The Half and Sooner Development's The Producer's District should also see some new market activity. Other stand-alone locations are in play as well. The potential fly in the ointment for these high-profile projects may be rising interest rates and the potential 2023 recession. Both of which make these types of high-profile and expensive deals harder to do. Either way though, we're on the radar for a number of great retailers and our retail bonafides are only getting better.

– Jim Parrack, Senior VP, Price Edwards and Company



## MARKET RESEARCH





# RETAIL PREDICTIONS



ALLISON  
BAILEY



## The New Year will Ring in New Business Owners

As many baby-boomer small business owners are looking to retire or slow-down from their daily business operations, 2023 will be a continuing evolution of these businesses and their real estate holdings. Some owners have a built-in succession plan with GenX and millennial children, others are looking to sell their businesses and real estate. I think we will see new business owners buy or grow into the market share of these existing operators and with that, there will be new excitement for investing in their locations here in OKC.

– Allison Bailey





## How Rising Interest Rates will Affect CAP Rates

A cap rate is a measure of estimated yield, or the return, on an investment property assuming no debt is used to purchase it. Cap rates are calculated by dividing an asset's net operating income (NOI) by its value. Inflation first began to surge in 2021. Although many believed it would be transitory, inflation has remained stubbornly high. This has prompted the Federal Reserve to tighten monetary policy with multiple interest rate hikes in 2022.

Rising interest rates make it more expensive to borrow money, which ultimately lowers the returns for investors. To compensate for this, investors must adjust market values lower, leading to lower market values. When interest rates fall, the reverse is true: borrowing costs are lower, which means that the net cash flow available to investors is higher. As a result, pricing tends to rise.

So how will rising interest rates impact cap rates and value in 2023? Cap rates are moving upwards as investors shift their risk tolerance. Higher cap rates on investment properties means sellers will need to reduce their price expectations to entice buyers seeking competitive yields.

– **George Williams**



## Seeing into the Future of Retail Leasing

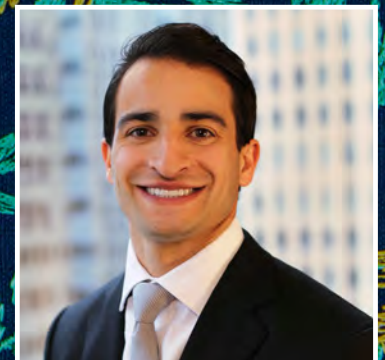
The year ahead appears to raise more questions than answers for commercial real estate. Will there be more vacancies? Will we see fewer deals being done? Given all the questions, what I can say is that I think there will still be a great opportunity for many retailers. We might see a slow-down on the sale side, but as far as leasing goes, I do not see a huge set back. There are so many new and existing concepts that are trying to find more space, including coffee, fitness, health & wellness, discount stores, and urgent care among others.

Landlords have become more creative in how they are structuring their leases, whether it is shorter lease terms, higher tenant improvement allowances or creative uses, landlords are being more flexible. In doing so, their hopes are that it will help maintain a healthy relationship between the two and ultimately lead to success, for both the tenant and their property.

– **Jacob Simon**



GEORGE  
WILLIAMS



JACOB  
SIMON





EV  
ERNST



## What are the Prospects for OKC's 2023 Retail Market? **Answer...**

There are certainly positive signs for retail throughout metro OKC. Not surprisingly, a large portion of activity is in north and northwest Oklahoma City. The OAK development is moving dirt and has begun infrastructure for their first round of tenants. Homeland & Buffalo Wild Wings are opening new stores at the new Rose Creek development and activity is being generated at 178th and Portland as well. It appears this corridor of the market is set for significant development given the housing growth in that area, good incomes and the strong Deer Creek School system. Pad site sales and development continue to be the busiest area of activity throughout the market and I don't see any signs of it slowing down.

Many new to market restaurants and retailers are making every effort they can to get into these growing areas of town. I have my eyes on the two main malls in OKC. I'm not predicting their impending doom, but slowly but surely many key tenants in these malls are being plucked away to other developments. J. Crew coming out of the mall and joining the mix at Belle Isle Station was an interesting move this year. Rumors of Madewell wanting to come out of the mall leave me asking who will be next. A pivot to more entertainment based retail is probably something both malls will have to consider over the next few years. Quail Springs has already done this to a certain extent with the Blue Zoo experience. As OAK continues to grow I can only assume more of the key tenants in Quail Springs and Penn Square will be targets. Even in the face of higher interest rates and an apparently inevitable recession I still feel confident retail activity will be strong as people have finally come out of the Covid "fog" and are making a full return to retail.

– Ev Ernst





## How Will Retail Media Networks Benefit Brick & Mortar?

Digital is now a staple in the retail world and becoming increasingly more important for the Brick & Mortar environment. Retail Media Network is as it states, a retail product network for brick and mortar companies, which enables online retailers such as Amazon and Walmart to partner with these product companies to target their shoppers more directly. If done correctly, it leads to higher sales.

For instance, if you go to Walmart's website and type in the word "laptop", you'll more than likely see names such as Dell or Intel pop up. Those are companies who have partnered with Walmart so that their product name pops up in the search bar when customers are searching for that specific product, therefore causing shoppers to look at their brand first. We will see more of these Media Retail Network partnerships grow in 2023 and the benefit it will have for physical retailers!

– Rosha Wood



## Retail Cannabis - The Highs & Lows of Oklahoma County

The Cannabis sector saw a moratorium on new dispensary licenses in August of 2022, causing a second rush of new dispensary property sales and leases mid-year. With the rollout of a new tracking system by OMMA, many were anticipating closings at locations unable to comply with the new regulations – but it didn't happen.

Instead, the dispensaries often just changed operators. Those dispensary locations that did close down still struggle to find a replacement tenant with an alternative use, often due to the condition of the property and the cost to renovate. The second-half of 2022 saw more distressed single-tenant dispensary properties, a trend that is likely to continue. The few new dispensaries popping up in the last half of the year are a result of operators stacking licenses at the same location prior to the moratorium, a strange loophole in the ever-evolving OMMA guidelines. As the question of legalizing recreational cannabis was delayed until March, it's clear the topic isn't going away. In 2023, the hope is that OMMA will offer additional safeguards, and licensing requirements which will better prepare the cannabis market for full recreational status.

– Aaron Diehl



ROSHA  
WOOD



AARON  
DIEHL





**PE** AND  
CO.  
[priceedwards.com](http://priceedwards.com)

Our survey tracks 31.1 million square feet in 271 buildings of over 25,000 square feet and 17.5 million square feet of stand-alone buildings for a total market of 48.6 million square feet. There continues to be a significant number of smaller strip centers in the market (under 25,000 square feet in size). We estimate there are close to 12.95 million square feet of these properties in the market.



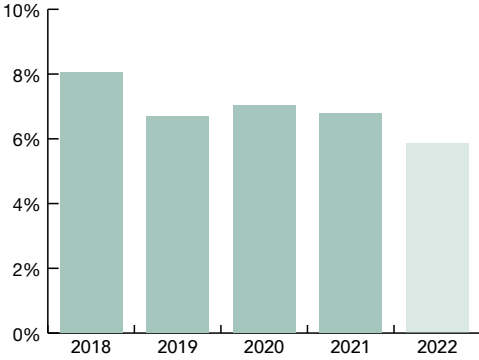


**Art – Wheeze the Juice**  
wheezethejuiceokc.com / @wheezeokc

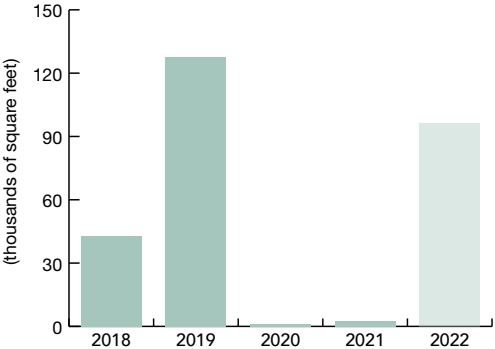
The North Submarket is historically our strongest retail corridor and the one area that almost all national retailers want to be. The submarket ended the year with a 5.9 vacancy compared to 6.8 percent a year ago. The improvement was widespread across the submarket. This market is seeing more new construction than any other market, led by Oak which has broken ground on phase one to include Arhaus, Restoration Hardware and Capitol Grille as well as apartments. Chisholm Creek and The Half are both adding apartments as well. In addition, the Homeland anchored Rose Creek Shopping Center is under construction and the Living Spaces store at the SEC of Memorial and May is nearing completion. Chuy’s is coming to Memorial Road and there are several smaller developments in progress. All evidence of the drawing power of this market.

This submarket contains 7.3 million square feet of space, nearly a quarter of the centers we track in the metro. Over half of that square footage is along the Memorial Road Corridor. The metros’ two primary malls, Penn Square and Quail Springs are both located in this submarket and together are 2.23 million square feet. The area around Penn Square Mall, Oklahoma’s leading mall, is probably even more highly desired among retailers, but there is limited availability of land for development. Both Quail Springs Mall and Penn Square Mall have been able to keep their anchors and stay relatively full although both have some small space tenants that can probably be characterized as temporary.

North OKC Submarket Vacancy



North OKC Submarket Absorption





<b>NORTH</b>	<b>Built/Updated</b>	<b>Broker</b>	<b>Total Space</b>	<b>Avail. Space</b>	<b>Vacant</b>	<b>Rate 1</b>	<b>Rate 2</b>	<b>Anchor Tenants</b>
50 Penn Place NW 50th St & N Penn Ave	1973/2000	In-Rel Properties Chad Khoury	86,802	12,198	14.05%	14.00	14.00	Full Circle Books, Belle Isle Brewery
6900 Place 6900 N May Ave	1981/1992	CBRE/OKLA Stuart Graham/Mark Inman	49,502	10,843	21.90%	10.00	15.00	Ted's Cafe Escondido, Four Star Fitness
Belle Isle Station NW Expressway & N Classen Blvd	2000	CBRE/OKLA Mark Inman/Stuart Graham	433,333	20,362	4.70%	20.00	28.00	Walmart Supercenter, Old Navy, Nordstrom Rack
Britton Plaza Shopping Center 2648 W Britton Rd	1975	Gerald Gamble Co Gerald Gamble	27,800		0.00%	12.00	12.00	Johnnie's Charcoal Broiler
Britton Square N May Ave & W Britton Rd	1983	Box Real Estate David Box	107,821	0	0.00%	9.00	12.00	A-1 Pet Emporium, The Smoking Boar
Camelot Square NW 122nd St & N Penn Ave	1989	Blanton Property Company Jeff Bolding	107,799	0	0.00%	12.00	12.00	Cox Communications, Casa Perico's, Wingstop
Casady Square W Britton Rd & N Penn Ave	1953/1995	Interwest Realty George Huffman	141,140	27,823	19.71%	14.50	16.00	CVS Pharmacy, Walgreens
Centennial Plaza 5801 N May Ave	1993	CBRE/OKLA Mark Inman/Stuart Graham	233,794	1,150	0.49%	12.00	16.00	Best Buy, Dick's, Home Depot
Classen Curve 5820 NW Grand Blvd	2008	Washington Prime Group Ben Deiser	123,629	0	0.00%	0.00	0.00	Rye 51, Warby Parker, lululemon
Collonade Shopping Center 9600 N May Avenue	1984	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	59,000	5,845	9.91%	12.00	14.00	Lindsey Medical, Cafe' Pranzo
Colonial Plaza 9225 N May Ave	2003	Colonial Center, Ltd Eric Roberts	141,456	0	0.00%	18.00	8.00	Homeland, The Garage, Cato
Country Club Corner 6410 N May Ave	1959/1985	JAH Realty Elise Lopez	53,481	1,050	1.96%	16.00	25.00	Sprouts, Half Price Books
Country Club Village 2800 W Country Club Dr	1970/2003	CBRE/OKLA Kelsey Gilbert	30,846	0	0.00%	20.50	16.00	Beau's Wine Bin, Edward Jones
Cross Rock Shops 3521-3561 W Memorial Rd	2001	Medallion Group Whitney Rainbolt	24,578	12,003	48.84%	22.00	22.00	ERA Courtyard Homes, McAlister's Deli
Fenwick Plaza 16524 N Penn Ave	2009/2015	Fidelity Real Estate Jessica Brunner	41,804	0	0.00%	14.18	0.00	Allstate, Fenwick Liquor
French Market Mall 2836 NW 63rd St	1985	CBRE/OKLA Mark Inman/Stuart Graham	244,724	60,000	24.52%	8.00	25.00	Bed Bath & Beyond, Staples, Petco
Gold's Gym Center 2301 W. Memorial	1982/2008	Owner Managed Owner Manager	66,662	0	0.00%	18.00	22.00	ATT Flagship Store, Gold's Gym, Chuck E Cheese
Golden Court 1121 NW 23rd St	2010	CBRE/OKLA Kendra Roberts	26,000	0	0.00%	12.00	16.00	T-Mobile, Rent-A-Center
Highland Park Shopping Center W 178th St & N Western Ave	2009	CBRE/OKLA Stuart Graham/Mark Inman	42,428	10,222	24.09%	20.00	20.00	Louie's, Upper Crust Pizza, The Sushi Bar
Lakehurst Plaza 8028 N May Ave	1978/2009	Jacmor, Inc Owner Managed	32,637	0	0.00%	11.00	13.50	Gulfport Fish Market, Movement Innovations Dance
Lakeside Shops 7401-7535 N May Ave	1964/2011	Pippin Properties Phil Pippin	68,179	6,650	9.75%	16.00	20.00	Firestone/Bridgestone, Vintage Stock
Lakewood Shopping Center 6901 N May Ave	1980/2015	Price Edwards and Company Everest Ernst	64,937	12,434	19.15%	11.00	12.00	Natural Grocers
Mathis Brothers Village 3400 W Memorial Rd	2016	Owner Managed Owner Managed	80,000	0	0.00%	0.00	0.00	Mathis Brothers Sleep Center, Ashley Furniture
Mayfair Place 2900 NW 63rd St	1978	Price Edwards and Company George Williams	95,000	11,091	11.67%	12.00	16.00	Akin's, Chick-Fil-A, PetSmart, Big Lots
Memorial Square 13730 N Penn Ave	2006	CBRE/OKLA Mark Inman	225,000	0	0.00%	23.00	26.50	Super Target, Marshalls, DSW
Midland Center NW Expressway & Independence	1961	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning, Aaron Diehl	54,272	3,503	6.45%	0.00	0.00	Conn's, Panera Bread
Nichols Hills Plaza 6501 Avondale Dr	1963	Washington Prime Group Ben Deiser	144,672	0	0.00%	0.00	0.00	Trader Joes, Orange Theory Fitness, Starbucks
North Penn Plaza 5601 N Penn Ave	1970/1971	Price Edwards and Company Girma Moaning	32,000	7,832	24.48%	20.00	0.00	Bank of The West, Duncan Bros. Salon

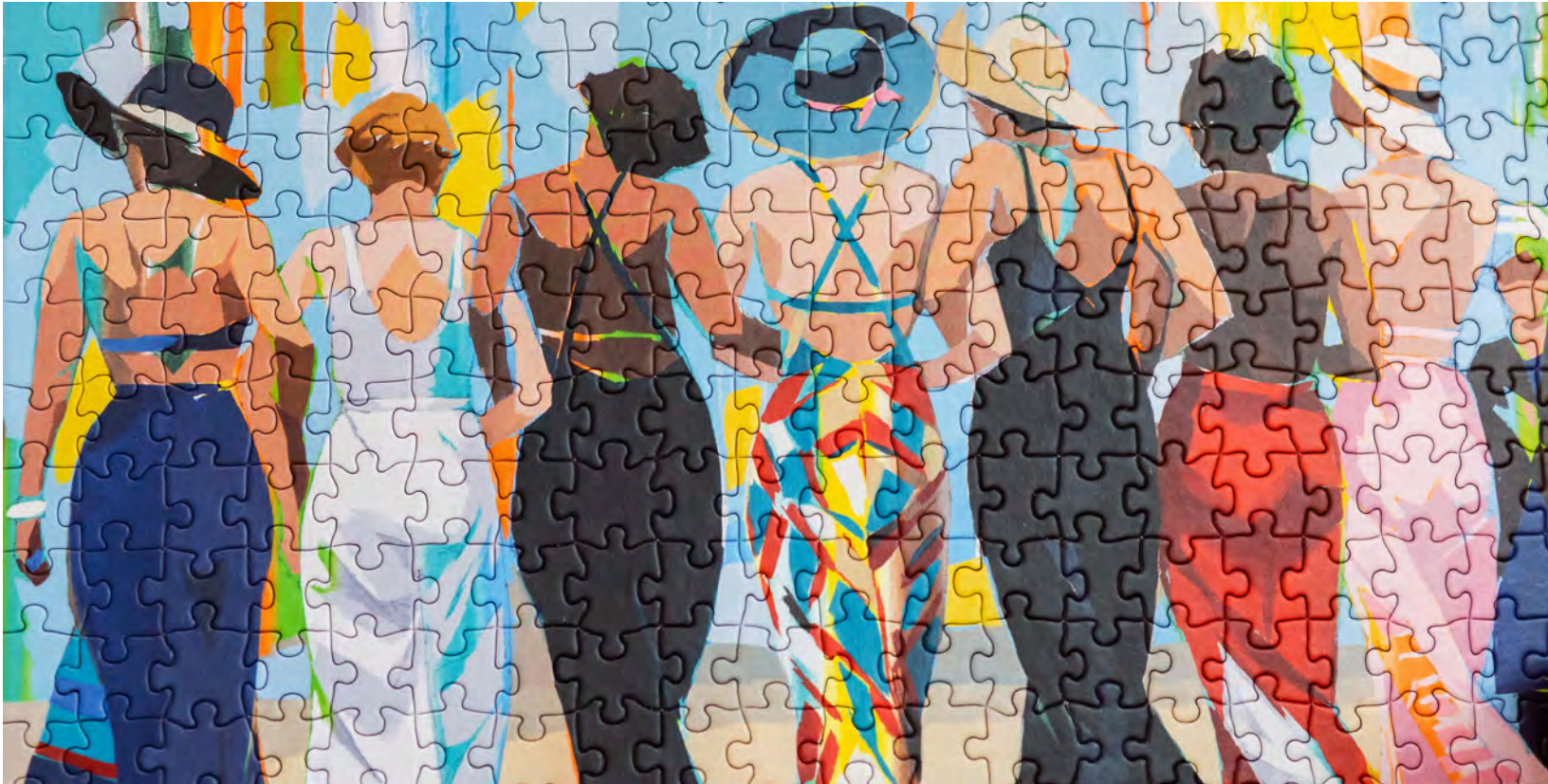


<b>NORTH</b>	<b>Built/Updated</b>	<b>Broker</b>	<b>Total Space</b>	<b>Avail. Space</b>	<b>Vacant</b>	<b>Rate 1</b>	<b>Rate 2</b>	<b>Anchor Tenants</b>
Penn Square Mall 1901 NW Expressway	1960/1988	Simon Property Group Robert Alexander	1,080,000	12,500	1.16%	40.00	60.00	Apple, Dillard's, Macy's
Penn-Hefner Plaza 2121 W Hefner Rd	1973/1977	Price Edwards and Company Aaron Diehl	67,805	16,922	24.96%	11.00	13.00	Beauty World
Plaza at Quail Springs 2221 NW 138th St	2005	JAH Realty Elise Lopez	149,632	9,740	6.51%	20.00	0.00	At Home, Dollar Tree
Quail Plaza 10950 N May Ave	1965/1991	Morris Enterprises Kevyn Colburn	194,510		12.03%	12.00	17.00	Dollar Tree, Planet Fitness, Goodyear Tire
Quail Springs Mall W Memorial Rd & N Penn Ave	1980/1999	Brookfield Properties Tyler Cassell/Chris Milkie	1,150,627	14,500	9.00%	40.00	0.00	Dillard's, Lifetime Fitness, Von Maur
Quail Springs MarketPlace W Memorial Rd & N Penn Ave	1998	CBRE/OKLA Mark Inman/Stuart Graham	410,613	37,907	9.23%	15.00	30.00	Old Navy, Michaels, Office Depot, Ulta
Quail Springs Village 13801 N Pennsylvania Ave	1983	JAH Realty Elise Lopez	26,350	0	0.00%	25.00	20.00	Cowboy Chicken, Champion BBQ Supply, Once Upon A Child
Quail Village 14101 N May Ave	2007	IAG Matthew Pennock	49,845	10,085	20.23%	28.00	32.00	Cafe 7, Lush
Shoppes at Northpark 12100 N May Ave	1971/1981	Morris Enterprises Kevyn Colburn	202,106	41,272	20.42%	13.74	16.79	Rococo Restaurant
Shoppes at Quail Springs 13601 N May Avenue	2016	Price Edwards and Company George Williams	73,000	0	0.00%	28.00	25.00	Salons by JC, Starbucks, Metro Diner, CoolGreens
Shoppes on May 9494 N May Ave	1963/1996	Creek Commercial Realty, LLC Ethan Slavin	91,176	14,784	16.21%	22.00	8.00	Tuesday Morning, Crate, Valir Physical Therapy
Shops at Quail Springs NW 146th & Penn Ave	2012	Blanton Property Company Tom Blanton	90,856	0	0.00%	0.00	0.00	Dick's Sporting Goods, Petco, Cava
Shops at North Penn NW/C 150th & N Penn Ave	2017	CBRE/OKLA Stuart Graham/Mark Inman	33,750	4,800	14.22%	22.50	23.00	Neighborhood Jam, Ted's Cafe Escondido
Shops at The Veranda 150th St & N Western Ave	2006	Horizon Commercial Real Estate Nicole Mayes	29,712	4,313	14.52%	18.00	18.00	Precision Footwear, American Footwear
Shops on 150th 2420/2422/2424 NW 150th	2021	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	31,033	10,000	32.22%	22.00	22.00	bbq Chicken
Spring Creek North 12200 N May Ave	1981	JAH Realty Elise Lopez	89,006	11,190	12.57%	14.00	12.00	Family Dollar, Sally Beauty
Ten-01 West Retail Center 1001 W Memorial Rd	2018	Newmark Robinson Park Jay Cohlmiu/Michael Rapella	43,444	2,934	6.75%	28.00	28.00	Smoothie King, Club Champion, Jimmy John's
The Pointe at Chisholm Creek Memorial & Pawnee Drive	2016	Medallion Group Whitney Rainbolt	262,452	0	0.00%	30.00	40.00	Top Golf, I-Fly, Republic, Cabela's, Fuzzy's
The Rise 511 NW 23rd St	1920/2014	Land Run Commercial Troy Humphrey	40,407	0	0.00%	22.00	18.00	Anytime Fitness, Cox Cable, Interior Gilt
The Shoppes at North Pointe W Memorial Rd & N May Ave	2002	Price Edwards and Company George Williams	37,684	2,150	5.71%	20.00	20.00	Jimmy's Egg, City National Bank
The Triangle @ Classen Curve 6001 N Western	2009	Washington Prime Group Ben Deiser	74,881	0	0.00%	0.00	0.00	Whole Foods, West Elm, Anthropologie
Town & Country Village Shopping Ctr 12325 N May Ave	1982/1992	Brady's Properties Ali Ghaniabadi	43,491	3,350	7.70%	12.00	12.00	Backwoods, Subway, At the Beach
Village at Quail Springs 2201 W Memorial Rd	2004	Owner Managed Owner Managed	100,404	0	0.00%	14.00	14.00	Best Buy, Hobby Lobby
Village Park South 10405 N May Ave	1972/2016	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	42,573	5,861	13.77%	10.00	12.00	Classic Silks, Core Board Shop
Village Plaza 1501 - 1529 W Britton Rd	1964/1989	Price Edwards and Company George Williams	47,580	0	0.00%	8.00	8.00	Westlake Hardware, Dollar General
Wilshire Village W Wilshire Blvd & N Western Ave	1986	Owner Managed Owner Managed	27,000	0	0.00%	11.00	12.00	Sherwin Williams, Makeup Bar, The Oil Tree
<b>NORTH TOTALS</b>			<b>7,329,233</b>	<b>428,719</b>	<b>5.85%</b>			







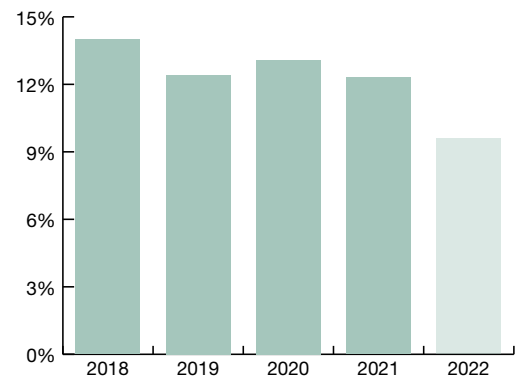


**Puzzle – The Market at Northpark**  
 @marketatnorthpark

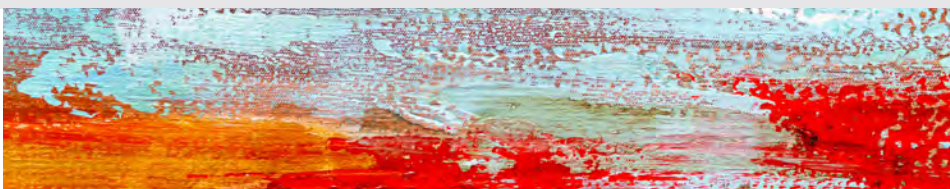
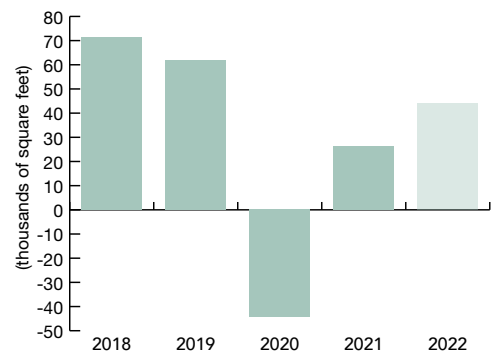
The Northwest Submarket saw improvement after a flat first half of the year, ending the year at 9.6 percent vacancy versus 12.3 percent at year-end 2021. Council Crossing and Rockwell Plaza each filled some vacancy that contributed to the areas overall improvement. This is one of the more mature submarkets in the city and continues to see limited new development. The re-development of Mayfair Village continues with the addition of a Domino’s convenience store on the SEC of 50th and May and the addition of pad sites along May where inline space was torn down. No plans have been announced for the former church site across the street which is expected to be part of the project.

For many national retailers, this market is their third or fourth choice. This is reflective of the area demographics and the distressed condition of some of these properties: the northwest submarket is characterized by established neighborhoods with limited population growth and relatively unchanged demographics.

Northwest OKC Submarket Vacancy



Northwest OKC Submarket Absorption





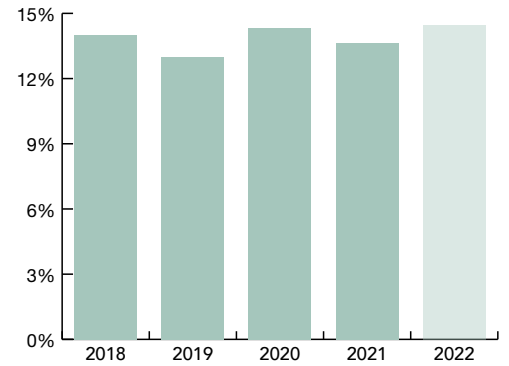
NORTHWEST	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
2016 NW 39th St 2016 NW 39th St	1973	Dan Dill Property Dan Dill	33,408	0	0.00%	12.00	12.00	Goodwill
3625 Center 3617 - 3651 NW Expressway	1992	Cali Realty Investments Drew Christopher	55,646	10,000	17.97%	17.00	11.00	Gold's Gym, Affordable Dentures
Brixton Square 7101 NW Expressway	1985	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	122,042	10,112	8.29%	20.00	14.00	Panera Bread, ClearSight Center
Cornerstone Crossing NW 39th St & N MacArthur Blvd	1958/2007	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	65,285	10,800	16.54%	12.00	9.00	Family Dollar, City Bites, Ocean Dental
Council Crossing 8101 NW Expressway	1986/2014	JAH Realty Elise Lopez	141,700	26,826	18.93%	16.00	14.00	Ollie's Bargain Outlet, Goodwill, Harbor Freight Tools
Courtyard Plaza 6401 NW Expressway	1984	CBRE/OKLA Stuart Graham/Mark Inman	38,998	12,842	32.93%	12.00	16.00	Billy Sims BBQ, Gentle Dental
Lakeshore Shopping Center 4200 NW Expressway	2002	Price Edwards and Company Everest Ernst	139,447	7,838	5.62%	17.00	17.00	Academy Sporting Goods, Planet Fitness, Dollar Tree
Lakeshore Shops 7930 N MacArthur Blvd	1998	Shadid Properties Charles Shadid	30,000	0	0.00%	5.00	8.00	Freedom Pawn, Al's Bicycles
MacArthur Shops W Britton Rd & N MacArthur Blvd	1983	Owner Managed Owner Managed	23,645	0	0.00%	9.00	9.00	State Farm, Spotted Zebra
Market Place OKC 5501 NW Expressway	1985	Newmark Robinson Park Jim Rose	178,854	10,805	6.04%	18.50	18.50	Life Church, Bike One
Market Plaza 7001 NW Expressway	1981/1982	CBRE/OKLA Stuart Graham/Mark Inman	152,726	27,974	18.32%	6.00	12.00	Aldi, PetCo, Westlake Hardware
Mayfair Village NW 50th St & N May Ave	1948/2022	Precor Ruffin Caleb Hill	82,642	3,200	3.87%	25.00	25.00	Michael's, Aldi
Newport Shopping Center 9120 N MacArthur Blvd	2020	Avenue CRE Randy Vaillancourt	26,390	15,046	57.01%	12.00	16.00	Sunshine Laundry
Oak Grove Plaza NW 122nd & MacArthur	2015	Zerby Interests W. Scott Bentley	70,249	6,510	9.27%	28.00	28.00	Sprouts, Orange Theory Fitness, Mercy GoHealth, Hollywood Feed
OKC Market Square 8400 NW Expressway	1983/2000	MarquettE Realty Investments John D Thomas	143,579	6,088	4.24%	12.00	12.00	Family Leisure, TJ Maxx; Dollar Tree
Olympia Plaza 7202 W Hefner Rd	1990/98	Price Edwards and Company George Williams	34,900	25,100	71.92%	10.00	8.00	Let's Do Greek Restaurant
Peppertree Square 6444 NW Expressway	1984	Newmark Robinson Park Jim Rose	77,938	9,243	11.86%	9.00	9.00	AutoZone, My Dentist
Portland Plaza NW 39th St & N Portland Ave	1966	JAH Realty Elise Lopez	183,312	9,843	5.37%	0.00	0.00	Winco, Colaw Fitness, Integris Baptist Medical Center
Quailbrook Plaza 4401 W Memorial Rd	1987	Price Edwards and Company George Williams	90,228	13,884	15.39%	15.00	15.00	Phycon, OTA PikePass Office, Mercy Health Center
Rock Center 6714 NW Expressway	1992	Newmark Robinson Park John Cohlma	29,000	4,454	15.36%	14.00	14.00	Farmers Insurance
Rockwell Crossing 12100 N Rockwell Ave	1986	Churchill Brown Realtors Mitra Senemar	30,200	0	0.00%	12.00	8.00	YMCA, Pizza Hut
Rockwell Northwest 7000 NW Expressway	1985/1999	JAH Realty Elise Lopez	154,944	6,721	4.34%	20.00	15.00	Hobby Lobby, Party City, Tuesday Morning, Chick-Fil-A
Rockwell Plaza 7104 NW Expressway	1981/2000	RCG Ventures Wesley Padgett	414,507	65,265	15.75%	0.00	0.00	Target, PetSmart, Ross Dress for Less
Silver Springs Pointe 7640 NW Expressway	2000	CBRE/OKLA Stuart Graham/Mark Inman	700,000	10,110	1.44%	15.00	20.00	Wal-Mart, Mattress Firm, Home Depot
Springbrook Shopping Center 6207 NW Expressway	1968	Newmark Robinson Park Louis Almaraz	50,000	0	0.00%	10.00	12.00	10 Gym Fitness
Springdale Shops NW 50th St & N Meridian Ave	1962/2014	Price Edwards and Company George Williams	126,000	22,225	17.64%	10.00	10.00	Dollar General, Super Mercado
Walnut Village 12301 N Rockwell Ave	1986/2000	Box Real Estate David Box	55,515	0	0.00%	13.00	16.00	Nhinja Sushi, Leslie's Pool Supplies
Warr Acres Shops NW 50th St & N MacArthur Blvd	1960/1994	Moriah Real Estate Company Brock Lytton	34,400	0	0.00%	6.00	7.50	Big Red Shop
Warwick Crossing 6909 W Hefner Rd	1995	56 Expressway Christina Vescovo	31,804	6,158	19.36%	12.00	14.00	Watch Me Grow Childcare
Warwick Plaza NW 122nd St & N MacArthur Blvd	1984	Newmark Robinson Park Jim Rose	60,443	3,000	4.96%	16.50	16.50	Swiss Cleaners
<b>Northwest Totals</b>			<b>3,377,802</b>	<b>324,044</b>	<b>9.59%</b>			



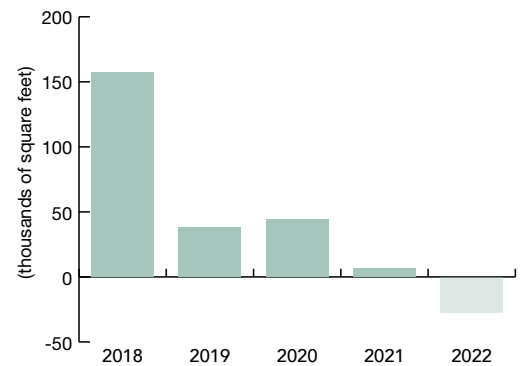


South Oklahoma City was the only area that did not show improvement in 2022. Vacancy increased to 14.5 percent from 13.7 in December 2021. Additional vacancy at Reding Square and Southern Hills contributed to the increase. Overall vacancy in this submarket is concentrated in seven centers which have space that is in either now in the wrong location or is poorly configured. This is another submarket with no significant developments planned; most of the new construction in this market are small strip centers and stand-alone restaurants. Crossroads Mall is planning to re-open in 2023 with a mix of small, local tenants and a combination Asian restaurant and wholesale goods concept by the ownership group in the former JCP space. Once it's open, we'll review and consider adding back to this report.

South OKC Submarket Vacancy



South OKC Submarket Absorption



SOUTH	Built/Updated	Broker	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
240 Penn Park 1409 W I-240	2005	Price Edwards and Company George Williams	241,831	1,600	0.66%	12.00	24.00	Ross, Michaels, PetSmart, Marshalls
240 Penn Park Phase II 1609 - 1615 Penn Park Blvd	2017-2018	P.B. Odom III Construction Co Paul Odom III	70,658	0	0.00%	17.50	17.50	Conn's, Skechers
74 South Centre SW 74th St & S Penn Ave	1973/2006	Paul B. Odom Construction Paul Odom	50,000	0	0.00%	11.00	17.00	At the Beach, Red Wing
800 SW 44th St. 800 SW 44th St.	1969/2018	CBRE/OKLA Mark Inman	146,207	60,000	41.04%	8.00	18.00	Westlake Hardware, Auto Zone, Dollar Tree
89'er Plaza SW 89th St & S Walker Ave	1984	Lauren Weyhe Lauren Weyhe	30,000	1,200	4.00%	6.00	10.00	Flying Eagle Coins
Airline Shopping Center 3200 SW 29th St	1999	Price Edwards and Company Aaron Diehl	123,065	18,574	15.09%	9.00	13.00	Tom's Tires, El Rodeo Carniceria
Almonte Square 6100 S May Ave	1963/2014	Price Edwards and Company Ev Ernst	107,676	35,963	33.40%	0.00	0.00	Oklahoma Metropolitan Library, Family Dollar, Planet Fitness
Brookwood North I & II SW 89th St & S Western Ave	1998	Precor Ruffin Rick Pritchett	57,795	0	0.00%	6.00	8.00	China Wok, Chelino's
Brookwood Shopping Center SW 89th St & S Western Ave	1984/2012	Precor Ruffin Rick Pritchett	80,615	0	0.00%	14.00	16.00	Planet Fitness, Goodwill, Game HQ
Centre 8400 8400 S Western Ave	1984	Precor Ruffin Rick Pritchett	29,220	5,880	20.12%	12.00	14.00	H&R Block, Valir Health, Subway
Charlie Plaza 12201 & 12301 S Western Ave	2018	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	24,892	2,100	8.44%	18.00	18.00	Club Pilates, Nhinja Sushi



SOUTH	Built/Updated	Broker	Total Space	Available Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Chatenay Square SW 104th St & Penn Ave	2000	Price Edwards and Company Girma Moaning/Jacob Simon/Ev Ernst	120,000	13,980	11.65%	17.50	30.00	World Fresh Int'l Market, Panera Bread
Country Park Shopping Center 5906 S Agnew Ave	1978/2014	Adept Commercial Real Estate Andrew Hwang	24,360	0	0.00%	7.00	7.00	Value Thrift
Crest Shopping Center 3000 SW 104th	2012	Newmark Robinson Park John Cohlma	99,000	0	0.00%	19.00	17.50	Crest, Subway, Cox
Crossroads Shopping Center 7100 S I-35 Service Rd	1987	Precor Ruffin Rick Pritchett	58,871	31,269	53.11%	10.00	10.00	Crossroads Nails
Economy Square SW 29th St & S May Ave	1963/98	Newmark Robinson Park Michael Almaraz/Louis Almaraz	209,098	31,532	15.08%	21.00	21.00	Buy For Less, dd Discount, Walgreens, Dollar General
Grant Square SW 44th St & S Penn Ave	1958/1992	Velocity Commercial Real Estate Terry Watson	103,810	7,500	7.22%	9.00	10.00	Aaron's
Greenbriar Square 12230 S. Pennsylvania Ave.	2018	Precor Ruffin Caleb Hill	37,200	0	0.00%	18.00	22.00	Sprouts, Great Clips
Greenway Plaza SW 119th St & S Western Ave	1985	Newmark Robinson Park Jim Rose	117,251	6,150	5.25%	16.00	16.00	Westlake Hardware, Tuesday Morning
Hillcrest Shopping Center 2100 SW 59th St	1971	Owner Managed Owner Managed	50,000	40,000	80.00%	0.00	0.00	Athena Greek
I-240 Plaza 7800 S Western Ave	1988	Brady's Properties Ali Ghaniabadi	24,500	0	0.00%	12.00	12.00	Atomic Comics, ProNail
Kentucky Shops SW 29th St & S Kentucky Ave	1970	L & S Real Estate Young Shin	32,500	0	0.00%	4.00	0.00	Family Dollar
Lightning Creek Square 8121 S Western Ave	1985	Lightning Creek Complex Debra Gutierrez	48,005	2,400	5.00%	17.15	17.50	Allstate
Mayridge Shopping Center SW 44th & S May Ave	1956	NAI Sullivan Group Bob Sullivan	35,083	10,000	28.50%	8.00	8.00	Dollar General
Palagio Shops SW 104th St & S Western Ave	2005	P.B. Odom III Construction Co Paul Odom III	47,547	0	0.00%	17.50	0.00	Pizza Hut, Jump Zone, McAlister's Deli, Sports Clips
Reding Shopping Center Grand Blvd & S Western Ave	1972	JAH Realty Elise Lopez	86,335	51,573	59.74%	12.00	7.00	La Michoacana, Dollar General
Shields Plaza SW 74th & S Shields Blvd	1972/2011	Zerby Interests W. Scott Bentley	138,000	4,206	3.05%	12.00	12.00	Burlington, Harbor Freight
South Meridian Plaza 1025 S Meridian Ave	1983	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	36,100	2,000	5.54%	13.50	13.50	Billy Sims BBQ, Cowboy Cleaners
South Park 4500 S May Ave	1975	Owner Managed Henry Tien Nguyen	86,848	0	0.00%	10.00	5.00	Carniceria El Rodeo #2
South Penn Plaza 1620 SW 89th St	1984	Velocity Commercial Real Estate Terry Watson	143,407	11,825	8.25%	12.00	10.00	Panang Thai Restaurant, SuperCuts
Southeast Plaza SE 44th St & S High Ave	1964	Velocity Commercial Real Estate Terry Watson	195,266	21,400	10.96%	8.00	9.00	SmartSaver, OKC Plaza Latina, Family Dollar
Southern Hills SW 74th St & S Penn Ave	1964/1990	CBRE/OKLA Mark Inman/Stuart Graham	202,247	76,025	37.59%	6.00	18.00	Northern Tool, Dollar Tree
Southwestern Plaza SW 59th St & S Western Ave	1962/1987	Hocker & Associates Jack James	122,527	4,800	3.92%	7.00	8.00	Family Dollar, Cocino De Mino Mexican Restaurant
Stonebriar Shopping Center 13316 S Western Ave	2005	Brady's Properties Ali Ghaniabadi	30,000	1,300	4.33%	14.00	14.00	Farmers Insurance, Dental Innovations
Summit Pointe Plaza SW 89th St & S Western Ave	2008	Price Edwards and Company George Williams	30,414	2,400	7.89%	16.00	14.00	Louie's, T-Mobile
SW 119th Street Marketplace 801 SW 119th St	2009	Fleske Commercial Group Eric Fleske/Kendra Streeter	28,676	7,200	25.11%	12.00	14.00	Dental Expressions, Cornish Smokehouse
Towne South Plaza SW 74th St & S Walker Ave	2004/2010	Brady's Properties Sue Yoon/Mason Ghaniabadi	130,000	0	0.00%	20.00	13.00	Heartland Dental, Chuck E Cheese
Walker Square SW 59th St & S Walker Ave	1983	Precor Ruffin Rick Pritchett	100,430	32,087	31.95%	9.00	22.00	Supermercado Buy For Less
Walnut Square 2209 SW 74th St	1985	Price Edwards and Company Ev Ernst/Aaron Diehl/George Williams/ Jacob Simon	309,023	52,423	16.96%	12.00	18.00	Big Lots, Hobby Lobby, Green Acres Market, dd's Discount
Westernview Center 7107 S Western Ave	1958/78	Price Edwards and Company Roshia Wood	104,000	7,124	6.85%	10.00	12.00	Taste of China, Dollar General
Westminster Village 10625 S Western Ave	1986	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	79,500	5,531	6.96%	8.00	26.00	Lumpy's, Bella Capelli Salon, Huntington Fine Jewelers
<b>SOUTH TOTALS</b>			<b>3,791,957</b>	<b>548,042</b>	<b>14.45%</b>			





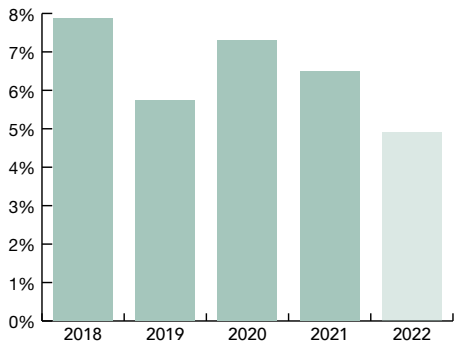
West Central has been one of the best performing retail areas for several years now with a vacancy of only 4.9 percent, down from 6.5 last year. The newer centers in the market, Westgate Marketplace, Yukon Village, The Market at Czech Hall, West End Pointe and the OKC Shoppes are doing well and stay well-occupied. Taken together, they comprise nearly half the square footage of the submarket and are 97.5 percent occupied. These centers and the overall submarket draw not only from the Interstate-40 traffic but from a large swath of homes north of Interstate-40 that have limited access to retail.

The I-40 and Portland area, home to 42 stores, containing over 2.7 million square feet that specialize in furniture and accessories, remains the hub of furniture sales for the City. The single-family home building boom has slowed due to rising interest rates; it bears watching how this effects this portion of the market. However, for now, it has a 5.0 percent vacancy, reflecting its overall health.

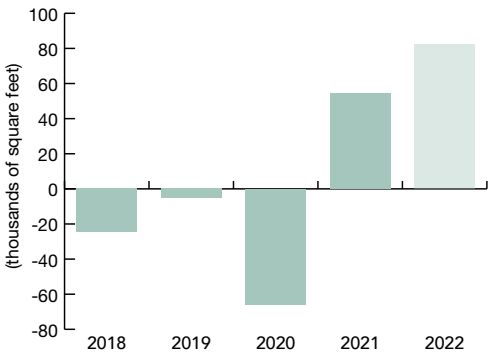


**Ornaments – Heenan’s Home Furnishings**  
heenanshomefurnishings.com

West-Central Submarket Vacancy



West-Central Submarket Absorption





## 16 WEST-CENTRAL SUBMARKET



WEST-CENTRAL	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
16th Street Plaza 1708 N Indiana Ave	2002	Owner Managed Owner Managed	26,000	0	0.00%	5.00	9.00	Scorecards Sports Bar, Bad Granny's Bazaar
36th & May Center NW 36th St & N May Ave	1986	B.D. Eddie Enterprises Terry McGuire	97,500	1,250	1.28%	10.00	12.00	Locke Supply, Swiss Cleaners
Ann Arbor Terrace 4913 NW 23rd St	1971	Owner Managed Owner Managed	30,000	0	0.00%	0.00	0.00	Feria Latina Super Market, Ultimate Thrift Store
Bethany Shopping Center 8000 NW 39th	2016	Newmark Robinson Park Michael Almaraz	28,250	0	0.00%	17.00	17.00	Family Dollar, Subway
Chisholm Shopping Center I-40 & Garth Brooks Blvd	1972/2007	CBRE/OKLA Mark Inman/Stuart Graham	227,630	33,972	14.92%	5.00	22.00	Sprouts, Planet Fitness
DeVille Shopping Center 2408 N Council Road	1962/1994	Owner Managed Owner Managed	125,407	0	0.00%	2.00	7.00	Buy For Less, Thrift Store
Glen Oaks NW 23rd St & N Rockwell Ave	1968/98	JAH Realty Elise Lopez	49,161	3,000	6.10%	16.00	12.00	Ace Hardware, Dollar Tree, Anytime Fitness
MacArthur Court 3804 N MacArthur Blvd	1985/2018	Creek Commercial Realty, LLC Ethan Slavin/Tyler Huxley/AJ Tolbert	51,198	14,950	29.20%	14.00	11.00	The Formal Niche, Homestead Senior Care
MacArthur Park Shopping Center 2300 N MacArthur Blvd	1997	Price Edwards and Company Aaron Diehl	60,472	1,900	3.14%	13.00	13.72	Community Thrift Store, Queen of Sheba Restaurant
Meridian Plaza 4546 NW 16th St	2016	Baker First Commercial Real Estate Rod Baker/Bill Reid	92,524	10,695	11.56%	5.00	6.00	H&R Block, James Lighting
Morgan Creek Plaza 1701 S Morgan Rd	1988	Mayflower Realty Sherry Hamilton	35,930	1,210	3.37%	9.42	10.91	State Farm, Clint Pitt, DDS
Mustang Creek Plaza 701-877 S Mustang Rd	2001	Mayflower Realty Megan Denison	51,488	2,125	4.13%	14.94	15.6	Buttersweet Cupcakes
Mustang Crossing 15th & Mustang Rd	2015/2018	Hayes Brokerage Don Hayes	30,000	0	0.00%	18.00	20.00	JoJo's, Pho Hieu
Mustang Shopping Center 216 N Mustang Mall Terr	2004	Schostak Brothers & Company Rebecca Dragin	35,846	3,200	8.93%	12.00	16.00	Anytime Fitness, Cato, Dollar Tree
Mustang Trade Center Hwy 152 & S Mustang Rd.	2015	McGee Commercial Real Estate Chad Arnold	133,678	1,275	0.95%	22.00	22.00	Pizza Hut, Stage
OKC Outlets NE C of I-40 & Council Rd	2011	Torg Marc Gurstel	394,240	31,527	8.00%	30.00	14.00	Nike, Polo, Coach, Michael Kors
Old Mill Plaza 301 Elm Ave	1974	Deer Horn Development Ray Wright	82,730	0	0.00%	8.00	4.00	Locke Supply
Penn Crossing NW 23rd St & N Penn Ave	1994	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	133,356	21,550	16.16%	14.00	6.00	Wal-Mart Neighborhood Market, Dollar Tree, Mazzio's, Westlake Hardware
Plaza DeVille 2409 N Council Road	1970/2012	Owner Managed Owner Managed	24,565	0	0.00%	4.00	8.00	Omega Health Foods, Elec- trolux Vacuum
Plaza Shoppes of Turtle Creek 917-953 S Cornwell Dr	1986/2000	Plains Commercial Real Estate Grant Hudiburg/Jake Hinckley	27,436	1,170	4.26%	10.50	12.00	Hair Expressions
Portland Square NW 23rd St & N Portland Ave	1958/1987	J.R. Fulton & Associates Monty Stricker	38,000	0	0.00%	4.00	0.00	Sam's Wholesale Liquor, OK Family Thrift



WEST-CENTRAL	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Rockglen Retail Center 1500 N Rockwell Ave	1994	Owner Managed Owner Managed	25,308	0	0.00%	3.50	0.00	Well Club
Shartel Plaza 5225 N Shartel Ave	1965	Price Edwards and Company Ev Ernst/Tom Fields	40,736	3,200	7.86%	17.50	17.50	CVS
Silver City Town Center 101 N Mustang Rd	1974/2015	Interwest Realty George Huffman	88,851	1,000	1.13%	14.00	14.00	Tractor Supply, Four Star Fitness
Ten-M NW 10th St & N Meridian Ave	1958/2017	Owner Managed Owner Managed	33,100	0	0.00%	10.00	12.00	Liberty Tax
The Market at Czech Hall NW 10th & Interstate 40	2017	GBT Realty Corporation Alan Lloyd/Alex Samuels/Nick Carone	161,636	1,400	0.87%	26.00	26.00	Academy, Ross, Ulta, Petco, Marshalls
The Plaza at Stone Mill 1348 S Yukon Parkway	2015	Owner Managed Owner Managed	36,000	0	0.00%	18.00	18.00	Pie Five Pizza, Great Nations Bank
Walnut Creek 1110 N MacArthur Blvd	1974	Owner Managed Owner Managed	54,382	24,350	44.78%	3.00	3.95	Thermo Roll Shutters
West End Pointe I-40 & Garth Brooks Blvd	2015	McGee Commercial Real Estate Chad Arnold	522,500	6,036	1.16%	22.00	24.00	Lowe's, Staples, AMC, Gold's Gym, Kohl's
West Pointe Plaza 320 S Mustang Rd	2000	CH4 Development Daniel Le	25,680	2,800	10.90%	10.00	12.00	Subway, Hunan Express
West Pointe Shoppes Phase II 700-742 S Mustang Rd	2008	Collett Retail Robert Wright	24,856	5,766	23.20%	13.00	13.00	State Farm, Affordable Dentistry, OK Inst. of Allergy Asthma & Immunology
Westgate Marketplace I-40 & S MacArthur Blvd	2000/2014	Zerby Interests W. Scott Bentley	900,500	12,186	1.35%	17.00	26.00	Wal Mart, Burlington, Home Depot, Best Buy, Ulta, Dick's Sporting Goods
Westoaks Village NW 10th & N Rockwell Ave	1964	Baker First Commercial Real Estate Bill Reid	93,270	0	0.00%	5.00	5.00	Family Dollar, Builders Warehouse
WestPointe Plaza 300 S Mustang Rd	2006	CH4 Development Daniel Le	27,004	0	0.00%	13.00	13.00	State Farm, Affordable Dentistry, OK Institute of Allergy, Asthma & Immunology
Will Rogers Park Plaza 3100 N Portland Ave	1982	Owner Managed Owner Managed	160,000	12,250	7.66%	4.00	6.00	Oriental Imports
Windsor Hills 4601 NW 23rd St	1960/1998	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	256,250	31,169	12.16%	7.00	12.00	Crest Foods, Ross, dd's Discount
Windsor Park 2536 N Meridian Ave	1982	Newmark Robinson Park Michael Almaraz	26,500	1,400	5.28%	15.00	15.00	Ci Ci's Pizza, Jackson Hewitt
Yukon Hills Shopping Center S Cornwell Dr & E Vandament	1975/2019	JAH Realty Elise Lopez	125,465	0	0.00%	15.00	8.00	Rent-A-Center, Smart Saver, Dollar General
Yukon Shopping Center I-40 & Garth Brooks Blvd	2005	Schostak Brothers & Company Rebecca Dragin	211,500	6,000	2.84%	14.00	16.00	Dollar Tree, Cato
Yukon Village I-40 & Garth Brooks Blvd	2009	Chase Properties Shannon Farley	332,571	5,500	1.65%	12.00	25.00	Target, Hobby Lobby, Big Lots, PetSmart
<b>WEST-CENTRAL TOTALS</b>			<b>4,921,520</b>	<b>240,881</b>	<b>4.89%</b>			





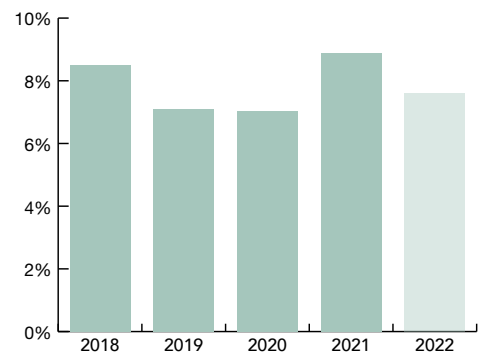
**Painting – The Epic Giraffe**

The Epic Giraffe / @prescott\_krysler

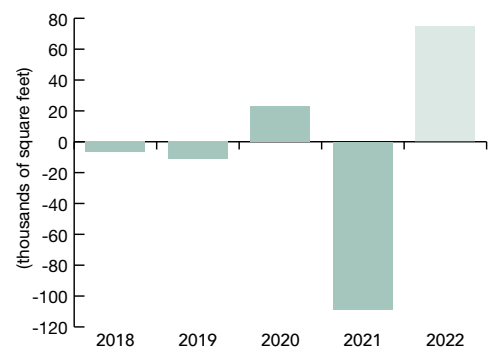
**M**oore-Norman has historically been one of our stronger markets with larger retail nodes in this submarket centered along Interstate 35 in Moore and Norman. These centers have matured and have limited room for additional growth. There’s no significant new development on the drawing board but there are several new retailers coming into the OKC metro area that will most likely want to have a location here. The demographic fundamentals of this submarket are strong. The former Sears at Sooner Mall remains vacant as does the former Hemispheres at Fritts Farm. Based on several small leases and two fourth quarter leases at Colonial Estates, vacancy for the market declined to 7.6 percent from 8.9 percent in 2021.



Moore/Norman Submarket Vacancy



Moore/Norman Submarket Absorption

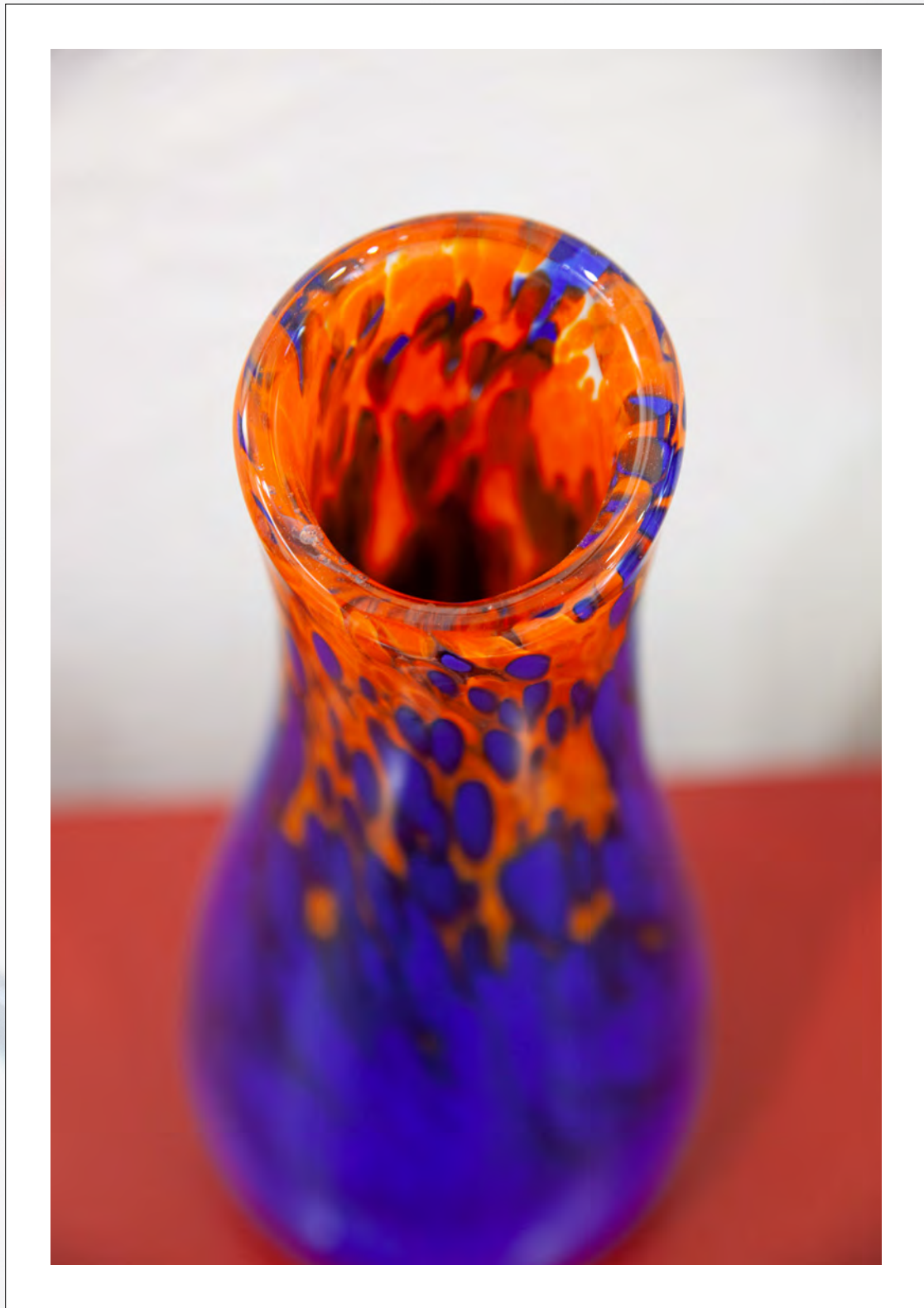






MOORE/NORMAN	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
550 24th Ave NW 550 24th Ave NW	1984/2017	Equity Commercial Realty Judy Hatfield	31,558	1,100	3.49%	12.50	13.75	Norman Bowling Center
Alameda Square 12th Ave SE & E Alameda St	1984	Price Edwards and Company Aaron Diehl	93,858	24,679	26.29%	16.00	10.00	Planet Fitness, Dollar Tree
Anatole Shopping Center 12th Ave SE & E Alameda St	1985	Equity Commercial Realty Gayla Artman	64,555	1,250	1.94%	16.00	16.00	Harbor Freight Tools, Sherwin Williams
Broadway Plaza 2200 N Broadway St	2004	Owner Managed Owner Managed	34,000	0	0.00%	10.00	14.00	Home Creations
Broadway Retail Center 1700 - 1704 S Broadway	2005	Equity Commercial Realty Eric Fleske/Josh White/Nick Tyler	50,964	16,200	31.79%	14.00	13.50	OSSPT, S&S Pools
Brookhaven Village 36th Ave NW & W Robinson	1985	Price Edwards and Company Aaron Diehl	154,374	41,928	27.16%	16.00	22.00	Chico's, Loft, Louie's, Pub W
Camden Village 1003-1035 SW 19th St	2006/2014	Newmark Robinson Park Michael Rapella/Jay Cohlma	31,972	2,600	8.13%	25.00	25.00	Cheers, Therapy in Motion, Okie Tonk Cafe
Campus Corner Shops 301 W Boyd St	1911/1993	Equity Commercial Realty JudyHatfield/Gayla Artman	225,000	0	0.00%	18.50	21.50	Louie's, Lucca
Carriage Plaza 2001 W Main St	1983	Land Run Commercial Troy Humphrey/Sarah Ingle	25,500	2,136	8.38%	17.00	17.00	City Bites, Cayman's
Center on Main 500 Main St	1965	Heather O'Connell Heather O'Connell	60,000	0	0.00%	0.00	0.00	Firestone
Colonial Estates 12th Ave SE & E Lindsey St	1988	Hoppenstein Properties, Inc Norman Hoppenstein	104,225	0	0.00%	4.50	9.00	Buy For Less, Dollar General, Rent-A-Center
Crimson Centre 2627 N Classen Blvd	2005	Fleske Commercial Group Josh White/Nick Taylor/Paul Swales/Eric Fleske	39,204	3,020	7.70%	19.50	19.50	Slim Chickens, Glo Tanning
Cross Timber Retail Center 10740 S May Avenue	2016	CBRE/OKLA Stuart Graham/Mark Inman	24,331	1,400	5.75%	23.50	22.00	Pub W, SuperCuts
Downtown Shopping Center 555 W Main Street	1974/2009	Brady's Properties Ali Ghaniabadi	50,000	0	0.00%	8.00	10.00	Sprouts, Cellar Wine and Spirits
Eastmoor Shopping Center 811 SE 4th	2006	Equity Commercial Realty Mark Hyde	25,857	2,022	7.82%	15.00	13.00	Dollar General, Subway, Cleveland County Health Dept





GLASS VASE FROM THE EPIC GIRAFFE ART GALLERY

@PRESCOTT\_KRYSLER



MOORE/NORMAN	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Empire Plaza 3040- 3058 Classen Blvd	2006	J.R. Fulton Monty Stricker	30,000	0	0.00%	15.00	15.00	Subway, Hearing Aid Express
Fritts Farm SW 19th Street & Telephone Rd	2006/2012	Fritts Farm Jason Fritts	535,924	3,714	0.69%	24.00	26.00	Home Depot; Target, Dick's, Burlington
Heisman Square 12th Ave SE & E Alameda St	1999	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	93,000	3,750	4.03%	15.00	15.00	Homeland, Westlake Hardware, At the Beach
Hollywood Center 1600 W Lindsey St	1964	Owner Managed Owner Managed	127,600	0	0.00%	9.00	12.00	Homeland, Dollar Tree
Madison Square Shopping Center	2014	Aria Real Estate Group Lisa Talley/Chrystal Raprich	45,070	25,637	56.88%	20.00	20.00	First American Title, OEC
Malibu Shopping Center 824 NW 12th St	1975/2010	Gerald Gamble Co Gerald Gamble	21,000	1,250	5.95%	14.00	0.00	Armstrong McCall, Rent-A-Center
Merkle Creek Plaza 2203 W Main St	1985	Equity Commercial Realty Gayla Artman	33,753	2,239	6.63%	15.00	18.00	Play It Again Sports, World Acceptance Corporation
Moore Town Center I-35 & SW 19th St	2005	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	35,000	1,274	3.64%	16.00		McAlester's, Mazzio's Pizza
New City Center 605 N Moore Ave.	1963/1998	Precor Ruffin Rick Pritchett	181,894	3,718	2.04%	10.00	10.00	Supermercados Morelos, 4 Wheel Parts
Normandy Creek 2200 W Main St	1990	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	72,670	13,330	18.34%	12.00	20.00	Gilliam Music, Shall We Dance, Hobby Town
North Park Plaza 1024 N Flood	1960	Owner Managed Phoenix Central	37,000	0	0.00%	8.00	12.00	Liquor Market
Parkway Plaza 520 - 700 Ed Noble Parkway	1996	CBRE/OKLA Stuart Graham/Mark Inman	375,000	37,731	10.06%	16.00	24.00	Barnes & Noble, PetSmart, Bed Bath & Beyond
Redbud Plaza 239 & 247 34th Ave SW	1997/2016	Equity Commercial Realty Gayla Artman	24,000	5,476	22.82%	18.00	20.00	Juan Del Fuego, Thawan Thai
Riverwalk Centre I-35 & SW 19th St	2000	CBRE/OKLA Mark Inman/Stuart Graham	165,665	10,720	6.47%	12.00	10.00	Kohl's, Gamestop, Catherine's, Urban Air
Riverwalk Plaza 2109-2139 Riverwalk Dr	2000	Precor Ruffin Rick Pritchett	26,939	12,795	47.50%	22.00	18.00	Integris Physical Therapy
Riverwalk Shops 2713 S I-35 Service Rd	2006	HCB Commercial Real Estate Co Scott Heiple	33,166	2,700	8.14%	20.00	20.00	Hidalgo's, Metro Flooring
Robinson Crossing 1300 N Interstate Dr	1986/1989	Brady's Properties Ali Ghaniabadi/Mason Ghaniabadi	116,400	11,630	9.99%	12.00	14.00	Dominos Pizza
Royal Rock 19th & Fritts Blvd.	2015	Avenue CRE Randy Vaillancourt	164,914	943	0.57%	29.00	18.00	Winco, At-Home, Schlotzsky's, T-Mobile
Shops at Moore 2650 S I-35 Rd	2007/2014	CBRE/OKLA Mark Inman/Stuart Graham	568,679	10,121	1.78%	0.00	0.00	Ross, Bed Bath & Beyond, Best Buy, Hobby Lobby
Silver Leaf NE 12th St & N Eastern Ave	1985	Bright Star Realty Sun Lee	110,740	5,314	4.80%	8.50	18.00	Silverleaf Furniture, Family Dollar
Sooner Mall I-35 & W Main St	1976/1999	Brookfield Properties Matthew O'Connor	511,569	92,082	18.00%	38.00	0.00	Dillard's, JCPenney, Shoe Dept
Sooner West/River Oaks Plaza 36th Ave SW & W Main St	1981	Equity Commercial Realty Gayla Artman	68,440	3,000	4.38%	17.50	17.50	Tuesday Morning, Henry Hudson's Pub
Stubbeman Village Elm Ave & Elmwood Dr	1972	University of Oklahoma	33,475	0	0.00%	0.00	0.00	Papa John's, Ratcliffe's Bookstore
Suites on Broadway NW 5th St & N Broadway St	1966	Owner Managed Kylie Johnson	50,000	0	0.00%	11.50	12.57	AD, Inc, Moore Escape Room
The Main Center 24th & Main St	2005	Owner Manager - Rieger Realty Dana Rieger	106,307	0	0.00%	9.00	0.00	Hobby Lobby, Mardel's
University Town Center 1500 24th Ave NW	2008	NAI Sullivan Group David Hartnack/Sam Swanson/Nathan Wilson	1,129,119	15,964	1.41%	14.00	31.00	Kohl's, Target, Crest, Academy, HomeGoods
West Port Shopping Center 1200 N Santa Fe Ave	1980	NAI Sullivan Group David Hartnack/Sam Swanson	40,898	28,500	69.69%	4.00	14.50	Moore Family Clinic
<b>MOORE/NORMAN TOTALS</b>			<b>5,753,620</b>	<b>438,223</b>	<b>7.62%</b>			



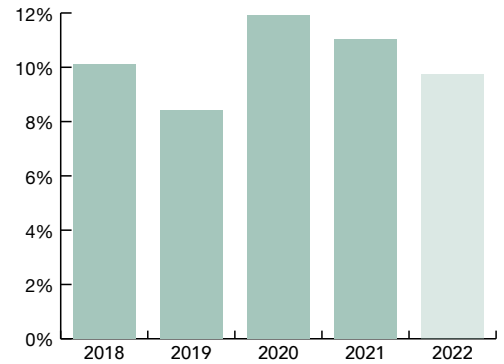


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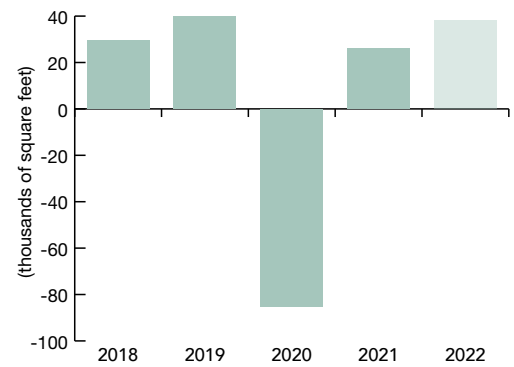


Edmond Submarket Vacancy



Overall vacancy improved to 9.7 percent at year-end from 11.0 at year-end 2021. Since mid-year, the main improvement was the 36,000 square feet to the Painted Tree Boutique at Bryant Square. For the year, Edmond experienced wide-spread improvement. Demographics, particularly incomes and disposable spending, remain strong and it continues to be a good market for retailers. But as Edmonds' population continues to grow and the center of the city moves east toward Interstate 35, Edmond will become even more in demand as a retail location. Crest has started construction on their Sooner & Covell store and there are a number of retailers looking in the Interstate 35 and Covell area. This north Interstate 35 corridor will ultimately be a retail hub for Edmond.

Edmond Submarket Absorption



EDMOND	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
33rd & Boulevard 33rd & Boulevard	1982	Owner Managed Lee Segal	49,400	0	0.00%	10.00	15.00	Mardel's
Alta Mesa 301 S Bryant Ave	2008	JAH Realty Elisa Lopez	30,798	7,769	25.23%	26.00	20.00	Qdoba, OU Physical Therapy, Panda Express
Berkshire Plaza W 15th St & S Broadway	2002	Creek Commercial Realty, LLC AJ Tolbert/Ethan Slavin	35,612	0	0.00%	16.00	18.00	Office Depot, Nhinja Sushi & Wok
Boulevard Village 3404-3456 S Boulevard	1985	NAI Sullivan Group Amir Shams/Nathan Wilson	36,173	9,415	26.03%	11.00	11.00	Irish Realty
Broadway South 3314-3414 S Broadway	1977	Cushman & Wakefield Philip Farha	61,524	0	0.00%	18.00	22.00	Edmond Music
Broadway Square 3601 S Broadway	1968/2006	Land Run Commercial Troy Humphrey	93,488	0	0.00%	9.00	15.00	City Bites, Duncan Brothers Salon
Bryant Square E 2nd St & N Bryant Ave	1973/1992	JAH Realty Elise Lopez	272,135	18,240	6.70%	28.00	18.00	Ross, Old Navy, Party City, Bed Bath & Beyond
Danforth Plaza 2000 W Danforth Rd	2004	Price Edwards and Company George Williams	29,962	1,500	5.01%	13.00	13.00	State Farm, H&R Block
Danforth Square W Danforth Rd & S Kelly Ave	1999	CBRE/OKLA Mark Inman	108,000	0	0.00%	14.00	14.00	Hobby Lobby, Los Arcos
Edmond Crossing 24 E 33rd St	1995	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning	151,664	4,962	3.27%	12.00	16.00	TJ Maxx, HomeGoods, Tuesday Morning



## 24 EDMOND SUBMARKET

EDMOND	Built/Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
Edmond Exchange 3233 S Broadway	2003	JAH Realty Elisa Lopez	71,218	15,901	22.33%	22.00	16.00	On the Border, T-Mobile, Dunkin Donuts
Edmond Market Place 3301 S Boulevard	1980/2014	Newmark Robinson Park Jay Cohlmia/Michael Rapella	96,185	40,036	41.62%	25.00	25.00	Natural Grocers, Orange Theory Fitness
Edmond Plaza E 15th St & Broadway Ext.	1964/2005	Price Edwards and Company Ev Ernst/George Williams/Girma	158,373	4,285	2.71%	9.00	14.00	Westlake Hardware, Big Lots, Goodwill
Edmond Trails 289 S Santa Fe Ave	2007	NAI Sullivan Group David Hartnack/SamSwanson/Nathan Wilson	25,215	7,000	27.76%	16.00	20.00	Kumon Learning Center, Joey's Cafe
Hampton Village 1529 - 1601 S Broadway	2010	The Palmer Company Chris Palmer	22,975	6,779	29.51%	22.00	20.00	Chipotle, Mattress Firm, AT&T, Luxe
Homestead Center W Danforth Rd & N Santa Fe	2003	Creek Commercial Realty, LLC Ethan Slavin/AJ Tolbert	45,882	1,906	4.15%	18.00		Anytime Fitness, Kobe Sushi
Kelly Centre Shopping Center 610 S Kelly Ave	2003	Rock Property Group Ted Holmes/Matthew Hodge	43,763	1,750	4.00%	13.00	15.00	Dance Makers
Kelly Plaza W Edmond Rd & S Kelly Ave	1984/2011	Creek Commercial Realty Ethan Slavin/AJ Tolbert	86,427	9,286	10.74%	10.00	18.00	10Gym, Dollar Tree
Kickingbird Square 1323 W Danforth Rd	1985/1988	Newmark Robinson Park Jim Rose	110,000	3,165	2.88%	14.00	18.00	Pet Supply Plus, Kickingbird Cinema
Market at Cedar Lake E Waterloo & Broadway	2018	Equity Commercial Realty Paul Swales/Josh White	38,020	0	0.00%	14.00	15.00	Subway
Market Depot 3409 S. Broadway	1965/2004	Moriah Real Estate Company Brock Lytton	82,235	733	0.89%	16.50	24.41	Charleston's, Alfredo's Restaurant
North Oaks 821 W Danforth Rd	1983/1989	Hayes Brokerage Don Hayes	70,672	21,262	30.09%	14.00	16.00	Dollar General, My Dentist
Oak Brook Shopping Center 2113 W Edmond Rd	1982/2016	Wiggin Properties Grant Stewart	86,711	9,886	11.40%	15.00	15.00	Planet Fitness, The Salvation Army
Oxford Pointe Shops E 2nd St & S Bryant Ave	1986	Newmark Robinson Park John Cohlmia	26,500	1,125	4.25%	15.00	15.00	Vision Center
Pebble Creek W Danforth Rd & N Sante Fe	2014	Owner Managed Owner Managed	107,944	41,000	37.98%	18.00	0.00	Kohl's, Dollar Tree
Shoppes at Cheyenne Ridge 3308 - 3416 S Bryant Ave	2018	Creek Commercial Realty, LLC Ethan Slavin	27,493	5,285	19.22%	26.00	22.00	Joey's Cafe, Ellis Island Coffee
Shoppes at Edmond University E 2nd St & S Bryant Ave	2000	Price Edwards and Company George Williams	77,543	11,400	14.70%	22.00	22.00	Wal-Mart Neighborhood Market, Pei Wei, AT&T
Shoppes at Fox Lake 941 W. I-35 Frontage Road	2016	Price Edwards and Company George Williams	26,802	0	0.00%	24.00	22.00	Ortho Plus, Great Clips
Shoppes On Broadway E 33rd St & S Broadway	2008	Price Edwards and Company Ev Ernst/George Williams/Jacob Simon	160,000	17,671	11.04%	16.00	22.50	Hobby Lobby, AT&T, Bella Strada Spa & Salon
Signal Ridge Shopping Center 1700 S Kelly Ave	1986	Plains Commercial Real Estate Jake Hinckley	35,000	13,125	37.50%	15.00	13.00	Daylight Donuts, Farmers, Valir Physical Therapy
Spring Creek Plaza E 15th St & S Bryant Ave	2001	Shop Companies Kendra Roberts	63,000	5,500	8.73%	35.00		Panera Bread, Kendra Scott
Spring Creek Village of Edmond E 15th St & S Bryant Ave	2007	Price Edwards and Company Ev Ernst/George Williams/Girma Moaning/ Aaron Diehl	72,273	19,154	26.50%	25.00	28.00	Starbucks, Taziki's, Louie's, Lucca
University Plaza E 2nd St & S Bryant Ave	2000	Brady's Properties Ali Ghaniabadi	400,000	0	0.00%	14.00	16.00	Target Super Center, Lowe's
Uptown Grocery Center 1230 W Covell Rd	2011	Experanza Real Estate Investments Susan Binkowski	73,350	0	0.00%	28.00	32.00	Uptown Grocery
Willow Creek E 2nd St & N Santa Fe Ave	1985	Owner Managed Owner Managed	31,200	4,800	15.38%	18.00	0.00	State Farm, Santa Fe Tag Agency
<b>EDMOND TOTALS</b>			<b>2,907,537</b>	<b>282,935</b>	<b>9.73%</b>			





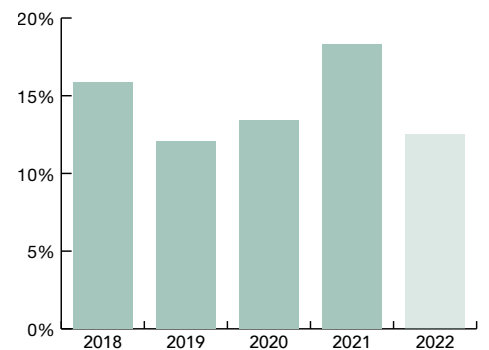




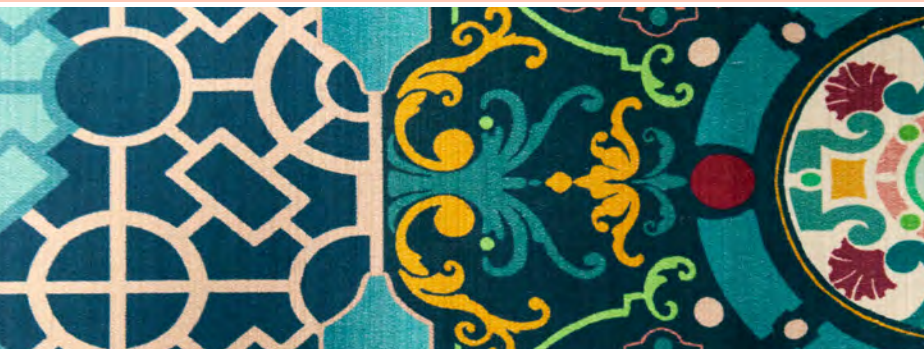
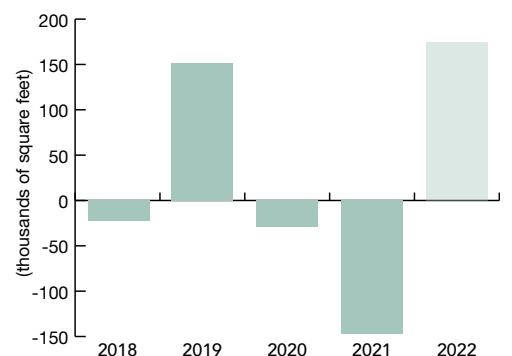
Eastern Oklahoma County continues to improve with the backfilling of the former JC Penney space by Ashley Furniture. Vacancy at year-end reached 12.5 percent, a significant improvement from the 18.3 percent at the end of 2021. This submarket has the greatest discrepancy between the haves and the have nots as much of the product is older with significant deferred maintenance or difficult configurations. The larger spaces in these older centers have proven more difficult to lease. But the newer centers in the market are generally well-occupied as the demographics of the area are getting better thanks in part to the growth/strength of Tinker Air Force Base.

**Betsy King Shoe Boutique**  
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Eastern OK County Submarket Vacancy



Eastern OK Submarket Absorption





EASTERN OK COUNTY	Built/ Updated	Broker	Total Space	Avail. Space	Vacant	Rate 1	Rate 2	Anchor Tenants
1900 Air Depot Center 1900 S Air Depot Blvd	2005	Ta Real Estate Moon Ta	25,300	0	0.00%	7.00	12.00	Uptown Thrift, Mid-Del Complete Dental Care
23 Post Plaza NE 23rd St & N Post Rd	1986	Nancy Brewer Nancy Brewer	35,000	0	0.00%	0.00	0.00	Spencer's Smokehouse, Farmer's Insurance
Boulevard Marketplace 101 N Douglas Ave	1984	Precor Ruffin Rick Pritchett	35,765	9,760	27.29%	20.00	20.00	Crest Grocery, Dollar Tree
Choctaw Plaza 14407 NE 23rd St	1974/1984	Price Edwards and Company Aaron Diehl/Ev Ernst/Jacob Simon	131,000	61,208	46.72%	9.95	9.95	Chase Bank, Dollar General
Decker Center 1200 S Air Depot Blvd	1982	Interwest Realty George Huffman/Zack Fick	36,365	10,813	29.73%	13.00	14.00	Security Finance, Red River Credit
Del City Crossing I-40 & Sooner Rd	2012	CBRE/OKLA Stuart Graham/Mark Inman	24,200	3,600	14.88%	22.50	22.50	Ted's Cafe Escondido, The Garage
Del Crest Center SE 15th & I-40	1957/2016	NAI Sullivan Group David Hartnack/SamSwanson/Nathan Wilson	95,563	0	0.00%	19.00	17.00	Family Dollar, Harbor Freight
Del Crest Shops SE 15th & Sunnyslane	1957/2016	NAI Sullivan Group David Hartnack/SamSwanson/Nathan Wilson	59,000	30,689	52.02%	6.00	10.00	Dollar Tree
Dickson Plaza SE 15th St & S Post Rd	1978/1980	Midwest Business Investments Joe Leon	34,900	0	0.00%	8.00	0.00	Shapes Gym, Farmers Insurance
Eastgate Shopping Center 1100 N Midwest Blvd	1965	Owner Managed Owner Managed	51,520	38,175	74.10%	7.00	8.00	Queen's Beauty Supply
Gateway Plaza SE 15th St & S Air Depot	1985	Owner Managed Karen Quartuccio	87,512	20,000	22.85%	7.00	15.00	Ollie's Outlet, Dollar Tree
Hartsdel Shops SE 44th St & S Bryant Ave	1995	Shadid Properties Charles Shadid	49,726	3,000	6.03%	4.00	7.00	Family Dollar, Beauty Supply
Heritage Plaza 351 N Air Depot Blvd	1987	Woodcrest Capital Taylor Marks/Hunter Ryffel	75,071	11,935	15.90%	8.00	12.00	Select Physical Therapy, People's Church
Hilltop Village 1100 S Air Depot Blvd	1974/2015	Equity Commercial Realty Mark Hyde	86,652	18,155	20.95%	6.00	13.50	The Dance Department, Los Vacqueros
Northeast Town Center 1124 NE 36th St	1970/2017	Shadid Properties Charles Shadid	93,825	41,483	44.21%	4.00	10.00	Dollar Tree, Ice Events Center & Grill
Oakcliff Shopping Center 3102 SE 44th St	1966	Owner Managed Owner Managed	51,200	0	0.00%	5.00	7.00	Tom's Tires, Karen's Treasures
Park Estates NE 36th & N Kelly Ave	1952	Owner Managed Ushman Rashid	38,000	0	0.00%	4.50	4.50	Beauty Town
Park Plaza 3700 Springlake Dr	1993	Owner Managed Owner Managed	38,399	0	0.00%	3.00	8.00	Diva Beauty Supply
Sooner Market Place E Reno Ave & N Sooner Rd	1995	Owner Managed Owner Managed	63,063	0	0.00%	5.00	7.00	Chelino's
Sooner Rose SE 15th & Sooner Rd	2016/2019	Shop Companies Kendra Roberts/Jacob Logsdon	496,988	7,870	1.58%	12.00	25.00	Hobby Lobby, Burlington, Academy
Spencer's Center NE 23rd St & N Spencer	2000	Shadid Properties Charles Shadid	40,000	2,500	6.25%	5.00	7.00	Conoco
Sunnyslane Plaza SE 44th St & S Sunnyslane	1979	Owner Managed Owner Managed	84,888	42,314	49.85%	6.00	5.00	Advance America, Family Dollar
Tenth Street Plaza 9207 NE 10th St	1960	Owner Managed Owner Managed	33,000	0	0.00%	6.00	0.00	Dollar General
Town & Country Center E Reno Ave & N Air Depot	1966/1989	Price Edwards and Company Ev Ernst/Jacob Simon	133,916	5,200	3.88%	12.00	16.00	Ross, Big Lots, Westlake Hardware, Aaron's
Town Center Plaza SE 29th St & S Air Depot	2005	Sooner Investment Brad Goodwin	795,000	24,500	0.00%	24.00	0.00	Target, Lowe's, Kohl's, Ashley
Uptown Plaza 7430 SE 15th St	1958/2006	Owner Managed Owner Managed	194,033	44,540	22.95%	12.00	16.00	Langston's, Family Dollar, Tuesday Morning, Locke Supply
Village Oak Shopping Center 1000 S Douglas Blvd	1981	Nicholas Commercial Jay Nicholas	27,500	0	0.00%	10.00	8.00	Lupe's Restaurant, Papa John's Pizza
Village Shopping Center 4718 - 4754 SE 29th St	1973	Newmark Robinson Park Danny Ojeda	31,634	0	0.00%	10.00	12.00	Rent-A-Center, Akropolis Greek Restaurant
Westminster Shopping Center 2401 N Westminster	1963	Owner Managed Owner Managed	58,000	0	0.00%	5.00	6.00	23rd Street Auction, Thomas Miles Millwork, Ratti Kool Print Shop
<b>EASTERN OK COUNTY</b>			<b>3,007,020</b>	<b>375,742</b>	<b>12.5%</b>			





## *Metro OKC*

### 2022 YEAR-END INVESTMENT SALES

We have been reporting limited sales activity for several years now, a trend that was exacerbated by the pandemic. However, two large neighborhood centers sold in the second half of the year, Walnut Square Shopping Center at Southwest 74th and Penn and its newer neighbor to the east, 240 Penn Park. There were a number of smaller center sales as well. As a result, more sales were recorded in terms of both the number of transactions and price than since 2019 which was primarily the sale of Quail Springs Mall and Sooner Mall to Brookfield. It's really been since 2014 and 2015, when Kite Realty acquired four large centers, since we've seen this level of activity. At least three other centers are in some stage of marketing at present as well. These transactions all occurred at the onset of our rising interest rate environment.

Despite the activity, it would be hard to characterize it as a trend particularly given that rates are expected to continue to rise and the uncertainties surrounding the economy in 2023. Capitalization rates are being adjusted to the new realities which will most likely cause a drag on sales. Having said that, the flow of additional funds into real estate and the ready availability of both debt and equity may offset at least some of the negatives. We remain cautiously optimistic about the investment sales market in 2023 primarily because we see strengths in the underlying retail market.



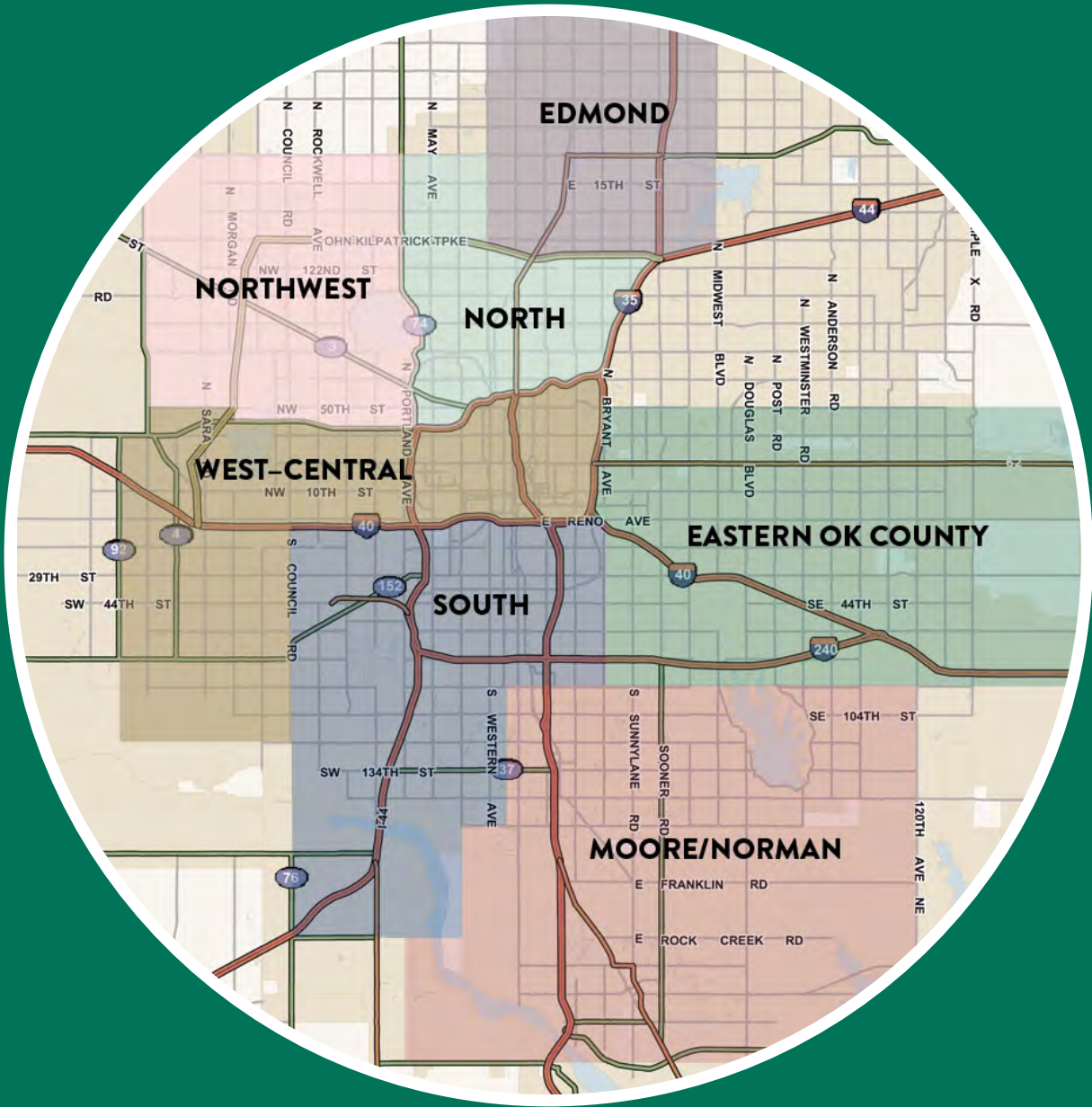




## OKC METRO SHOPPING CENTER SALES

Property	Address	Submarket	Bldg. SF	Sales Price	\$/PSF	Sale Date
Ten M Shopping Center	4501-4527 NW 10th	Northwest	33,100	\$3,050,000	\$92	4/11/22
10th Street Plaza	4201-4223 NW 10th	Northwest	45,232	\$2,000,000	\$44	4/17/22
Windsor Hills	4535-4629 NW 23rd St	Northwest	248,230	\$9,506,896	\$38	8/30/22
Oakcliff Shopping Center	4400-4700 S Bryant	South	51,520	\$1,250,000	\$24	9/6/22
240 Penn Park Shopping Center	1401-1453 SW 74th St	South	231,585	\$37,999,996	\$164	7/13/22
119th & Western Market Place	801-849 SW 119th St	South	22,428	\$4,463,721	\$199	7/27/22
Eastgate Shopping Center	1102-1136 N Midwest Blvd	East	51,052	\$1,100,000	\$22	7/29/22
Edmond Trails	201-285 Sante Fe	Edmond	50,709	\$3,020,002	\$60	9/29/22
Brixton Square	7101 NW Expressway	Northwest	54,669	\$8,232,000	\$151	7/18/22
Walnut Square	2207 W I-240 Service Rd	South	309,023	\$19,700,000	\$64	10/14/22
Shops at Veranda	15300 N Western Ave	Edmond	29,713	\$4,820,000	\$162	11/4/22





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